

ZONING AND BUILDING AGENDA

MARCH 09, 2000

NEW APPLICATIONS

- 234170 JOHN PIETRASZEWSKI, Owner, 7 Rhema Drive, Homewood, Illinois 60430, Application (No. SU-20-04; Z00023). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the R-3 Single Family Residence District to allow a second principal structure (existing) as rental income in Section 8 of Bloom Township. Property consists of approximately 1.8 acres located on the north side of Holbrook Road approximately 385 feet east of Hamilton Woods Drive in Bloom Township. Intended use: Existing one story concrete block residence to be used as rental income.
- 234171 6501 CORPORATION, Owner, 6200 West 51st Street, Forestview, Illinois 60638, Application (No. SU-20-05; Z00024). Submitted by Rich Urso, 4222 South Knox Avenue, Chicago, Illinois 60632. Seeking a SPECIAL USE, UNIQUE USE in the I-3 Intensive Industrial District for a tractor-trailer repair shop in two existing metal buildings in Section 8 of Stickney Township. Property consists of approximately 26.4 acres located on the northwest side of Meade Avenue and 51st Street in Stickney Township. Intended use: Trailer repair shop.
- 234172 ROBERT PAWELKO, Owner, 705 Dierkling Terrace, Elk Grove Village, Illinois 60007, Application (No. MA-20-01; Z00025). Submitted by Same. Seeking a MAP AMENDMENT from the I-1 Restricted Industrial District to the I-3 Intensive Industrial District for concrete product storage and a concrete plant in Section 26 of Elk Grove Township. Property consists of approximately 3.2 acres located on the southwest side of Higgins Road approximately 122.5 feet north of Vera Lane in Elk Grove Township. Intended use: Storage facility for concrete product storage and a concrete plant.
- 234303 JAMES S. WIENOLD, Owner, 1105 East Algonquin Road, Arlington Heights, Illinois 60005, Application (No. SU-20-06; Z00031). Submitted by same. Seeking a SPECIAL USE in the I-3 Intensive Industrial District for a residence of the watchmen of an industrial use in Section 23 of Elk Grove Township. Property consists of approximately 4.47 acres located on the south side of Algonquin Road approximately 890 feet east of Busse Road in Elk Grove Township. Intended use: One story brick and frame residence to be used for the watchman of an existing industrial use.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS

- 214259 DOCKET #6597 - PETER GETARIC, Owner, 1604 West Montrose, Chicago, Illinois 60613, Application (No. A-97-04; Z97089). Submitted by Laennec Simon, c/o Steven Amu & Associates, P.C., 3649 West 183rd Street, Suite 109, Hazel Crest, Illinois 60429. Seeking a MAP AMENDMENT from the R-4 Single Family Residence District to the C-6 Automotive Service District for a car wash and commercial uses (if granted under companion SU-97-11) in Section 15 of Rich Township. Property consists of approximately 2.18 acres located at the southwest corner of Pulaski Avenue and Vollmer Road in Rich Township. Intended use: Car wash and speculative commercial development.
- 214260 DOCKET #6598 - PETER GETARIC, Owner, 1604 West Montrose, Chicago, Illinois 60613, Application (No. SU-97-11; Z97090). Submitted by Laennec Simon, c/o Steven Amu & Associates, P.C., 3649 West 183rd Street, Suite 109, Hazel Crest, Illinois 60429. Seeking a SPECIAL USE in the C-6 Automotive Service District (if granted under companion A-97-04) for a full service car wash and commercial uses in Section 15 of Rich Township. Property consists of approximately 2.18 acres located at the southwest corner of Pulaski Avenue & Vollmer Road in Rich Township, Illinois. Intended use: car wash and speculative commercial development.

RECOMMENDATION: That the above Map Amendment and Special Use requests be Denied.

The Zoning Board of Appeals received a Resolution of Objections from the Villages of Matteson and Flossmoor. The Village of Olympia Fields joined the Village of Flossmoor in the reassertion of its objection. Mr. Dwight Welch, Mayor of Country Club Hills expressed his concerns.

The above items 214259 and 214260 were referred on July 23, 1997. The Zoning Board of Appeals is in the process of preparing Denied Findings for the above items.

The above application was deferred at January 20, 2000 and withdrawn at the February 2, 2000 at the request of the Zoning Board of Appeals.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS CONTINUED

226555 DOCKET #6838 - JUNG PARTNERSHIP, An Illinois General Partnership, Owner, 21735 North Hickory Hill, Kildeer, Illinois 60047, Application (No. MA-99-01; Z99019). Submitted by Schain, Firsel & Burney, Ltd., on behalf of Palatine Road & Barrington Road, L.L.C., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a MAP AMENDMENT from the R-1 Single Family Residence District to the R-6 General Residence District and C-4 General Commercial District for a Conceptual Plan Planned Unit Development (if granted under companion SU-99-03) in Section 24 of Barrington Township. Property consists of approximately 147 acres located at the southeast corner of Palatine Road and Barrington Road. Intended use: Commercial/Residential Planned Unit Development.

226564 DOCKET #6839 - JUNG PARTNERSHIP, An Illinois General Partnership, Owner, 21735 North Hickory Hill, Kildeer, Illinois 60047, Application (No. SU-99-03; Z99020). Submitted by Schain, Firsel & Burney, Ltd. on behalf of Palatine Road & Barrington Road, L.L.C., 222 North LaSalle Street, suite 1910, Chicago, Illinois 60601. Seeking a SPECIAL USE in the R-6 General Residence District and C-4 General Commercial District (if granted under companion MA-99-01) for a Conceptual Plan Planned Unit Development in Section 24 of Barrington Township. Property consists of approximately 147 acres located at the southeast corner of Palatine Road and Barrington Road. Intended use: Planned Unit Development - Commercial/Residential.

RECOMMENDATION: The Zoning Board of Appeals, by a vote of 4-0 (Alex Seith abstaining) recommends that the proposed Map Amendment and Special Use be granted in accord with our findings presented herewith.

The Villages of Inverness, Barrington, Barrington Hills, South Barrington, School District 220, BACOG, Cotswold Manor Homeowners Association, Mr. Marous, Sabet family, William W. Brough, Willowmere Home Association/Carol Development Corporation and 239 residents filed official objections with the Cook County Zoning Board of Appeals.

The Zoning Board received two letters of support, one from the President of the Chicago & Cook County Building & Construction Trades Council, and one from Chicago & Northwest Illinois District Council of Carpenters.

227180 DOCKET #6848 - ROY L. LYTLE, RANDY LYTLE & NORA LYTLE, Owners, 150 Morrison, Mount Prospect, Illinois 60056, Application (No. SU-99-04; Z99030). Submitted by Randy Lytle, 150 Morrison Mount Prospect, Illinois 60056. Seeking a SPECIAL USE, UNIQUE USE in the R-1 Single Family Residence District for the parking of trucks and the storage of tools in conjunction with the operation of a tree trimming business in Section 36 of Wheeling Township. Property consists of approximately 3.62 acres located west of the Soo Line Railroad Tracks between Morrison Avenue (to the north) and Gregory Street (to the south) in Wheeling Township. Intended use: Storage of trucks, tractors and trailers and tools for use in a landscaping business.

RECOMMENDATION: That the application be granted with conditions as set forth in the findings. The Zoning Board of Appeals, by a vote of 4-1 (Chairman Seith dissenting) recommended approval.

The Villages of Mount Prospect and DesPlaines were represented at the hearing and re consideration against the Special Use, stating their concerns over the continued use of the unprotected railroad crossing.

The petitioner's attorney, Mr. Jay Statland, presented 20 signatures from neighbors dated December 20, 1995, stating they had no objection to the Special Use as long as the applicant adhered to the conditions set forth in the findings.

The above application was deferred at the meetings of November 9, 1999, November 23, 1999 and January 6, 2000.

THE ZONING BOARD OF APPEALS RECOMMENATIONS CONTINUED

229808 DOCKET #6889 - ALLAN CARR, Owner, 5838 West 26th Street, Cicero, Illinois 60656, Application (No. SU-99-08; Z99074). Submitted by George Sarfatty, 3201 Old Glenview Road, Suite #301, Wilmette, Illinois 60091. Seeking a SPECIAL USE in the C-4 General Commercial District for a drive-thru facility for a fast food restaurant in Section 9 of Stickney Township. Property consists of approximately 0.5 of an acre at 4851 South Central Avenue, northeast corner of 49th Street & Central Avenue. Intended use: Drive-thru for a Burger King Restaurant.

Pursuant to due notice, a public hearing was held at the Stickney Village Hall in Stickney, Illinois on August 30, 1999. Architect George M. Sarfatty, of Sarfatty Associates, Ltd., and the firm's Project Manager, Joel M. Lome, appeared on behalf of the applicant. Mr. Lome and Mr. Sarfatty testified in support of the application. Three neighborhood residents appeared with questions as to the application, Mr. George Santry, Mr. Espinoza and Ms. Chris Wozniak.

RECOMMENDATION: That the above application be granted with conditions. If granted, all the pertinent records, maps and Comprehensive Plan shall be changed as stated in Section 3 of the Amending Ordinance.

* The next regularly scheduled meeting is presently set for Thursday, March 23, 2000.